

**TIVERTON COMPREHENSIVE COMMUNITY PLAN
PROPOSED AMENDMENTS - PREPARED FOR FEBRUARY 24, 2015 MEETING**

Headings and page numbers are referenced from; *The Comprehensive Community Plan, 2006 Update, Revised 2009*, Adopted by the Tiverton Planning Board and Tiverton Town Council; June 22, 2009, and Certified by the Department of Administration; November 16, 2009

Full text of the *The Comprehensive Community Plan* is available online at:

<http://www.tiverton.ri.gov/documents/planningboard/CCPTCAcceptedVersion.pdf>

The following format will be utilized to distinguish between amendments proposed by the Carpionato Group in its application and amendments proposed by the Planning Board at the Special Meeting held on January 20, 2015. (All of the amendments cumulatively represent the amendment under consideration at the Public Hearing scheduled for February 24, 2015):

SINGLE STRIKETHROUGH = DELETION PROPOSED BY CARPIONATO

SINGLE UNDERLINE = NEW TEXT PROPOSED BY CARPIONATO

DOUBLE STRIKETHROUGH = DELETION PROPOSED BY THE PLANNING BOARD

DOUBLE UNDERLINE = NEW TEXT PROPOSED BY THE PLANNING BOARD

Element 3 – Planning Concept

Section 3.3 – A Vision for Tiverton (page 21)

(Changes to Element 3 were proposed by Carpionato, but not discussed on 1/20/15.)

- ~~• Town Center: The town should develop a new municipal center which consolidates many of the municipal functions inadequately housed in the existing town hall and other buildings. The municipal center could incorporate a new town hall and library with public meeting space as well as a public safety complex. In 2004, the town completed the Tiverton Town Center Planning Study to guide the future development of undeveloped land in the center of town.~~

Proposed Added Text:

- Mixed Use Development: The town should allow for large-scale mixed use development at the entrances to the town, near the Fish Road and Main Road exits off Route 24 and further bounded by Souza Road to the north. Such mixed use development should include a mix of uses including residential, retail, restaurant, hotel, research and development, and commercial and professional office. The development should be designed to welcome visitors and be in keeping with the traditional architecture and historic village character of the town. Significant measures should be taken to mitigate any negative impacts to the historic character of the Osborn-Bennett Historic District.

Element 4: Natural and Cultural Resources

Section 4.3 – Cultural Resources: Rural Character (page 32)

Original text

“Rural character is somewhat difficult to define; yet it is unequivocally clear that people want to keep it. Rural character is a combination of many "small town" things about Tiverton that makes it charming--its open land, trees, scenic views, country lanes, stone walls, historic buildings, farms, wildlife and many other qualities that are associated with "country life" that disappear in sprawling, unplanned suburban and urban development. But they do not have to disappear if Tiverton is willing to plan and manage its future development. Many tools are presently available; from administrative actions like zoning and subdivision site plan processes to volunteer efforts such as land trusts. If these tools are carefully thought-out and implemented, it is possible to provide ample opportunity for housing development and economic growth while still retaining the town's rural character. In fact, this is not only possible, but studies have shown that such management practices actually enhance rather than inhibit local economies, because they ensure a community will continue to be a desirable place to live and work.”

Proposed Added Text

Add a new paragraph at the end of this section:

It is clear that all areas of town do not contribute equally to defining local, rural character. Neither does the town have absolute control on the use of private property. So using the methods for land use management identified above, change and development may be granted where a proposed project is located and designed in a manner that is consistent with elements of the neighborhood character.

Section 4.3 – Cultural Resources: Prime Agricultural Land (page 32)

Original text:

“Farmlands are an important resource in the town. According to RIGIS there are approximately 4,866 acres consisting of soils that are suitable for use as prime agricultural land in Tiverton. Those areas are illustrated in Figure 4-5.¹ Agricultural land is generally well-drained, deep loam soils that are also ideal for building sites. Therefore, there is inevitable pressure to develop on soils that form the best cropland in town.”

Proposed Added Text:

Add a new sentence at the end of this paragraph:

The decision of whether to allow redevelopment on areas of prime agricultural soils should be weighed against the expected benefits of non-agricultural use on the soils, particularly those areas where prime agricultural soils are not under a current agricultural use.

Section 4.3 – Cultural Resources: Historic Resources (page 34)

¹ The proposed project is on Prime Farmland Soils and Important Farmland Soils (Figure 4-5 Agricultural Soils) – no amendments are proposed to the mapped designation.

Original text:

“An inventory of historic and architectural resources prepared by the Rhode Island Historical Preservation Commission (RIHPC) in 1983 identified significant buildings, historic districts and areas, and historic sites in Tiverton. This inventory serves as a basis for prioritizing historic preservation efforts. Figure 4-6 indicates the locations of the resources identified in this survey (as updated) that are on or eligible for listing on the National Register of Historic Places. These resources are listed in Table 4-1. As of 2006, there are three historic districts formally listed on the National Register, the Tiverton Four Corners Historic District, the Cook-Bateman Farm Historic District, and most recently, the Osborne-Bennett Historic District² on Main Road, each containing numerous historic structures. There are also two properties individually listed, Fort Barton and the Joseph Hicks House.”

Proposed Added Text:

Add a new paragraph after this text:

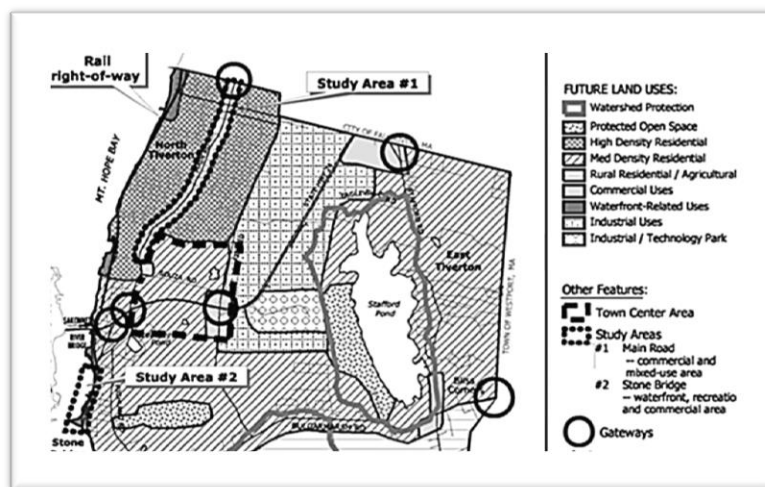
Should development occur in the Osborn-Bennett Historic District, measures should be taken to mitigate significant negative impacts to the historic character of the district.

Element 5 – Land Use Plan

Section 5.4 – Build Out Analysis and Future Land Use

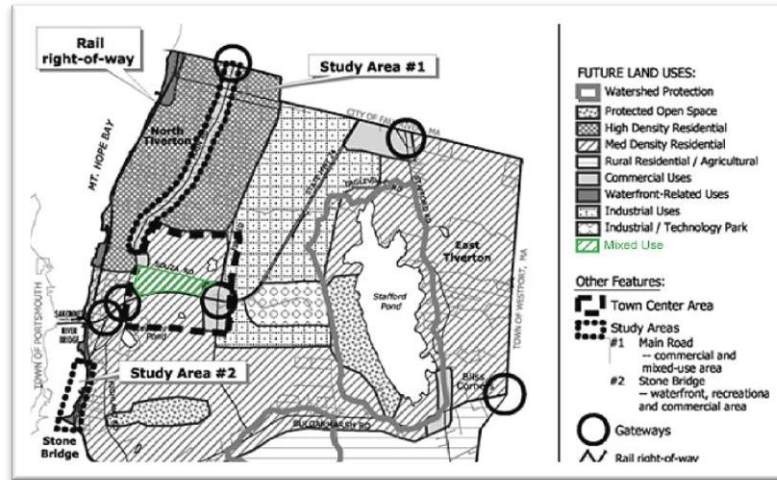
Figure 5-4: Future Land Use Plan (page 59)

Original figure:



² The proposed project is within the Osborne-Bennett Historic District site (Figure 4-6 Historic Resources) – no amendments are proposed to this mapped designation.

Proposed Revised figure:



Element 6 – Housing

Section 6.7 – Town Center / Lifestyle Proposals (page 87)

Amendment to this section (deletion of text) was proposed by Carpionato. The Planning Board has rejected this proposed amendment. Below is the Carpionato proposal for reference:

While the situation, as of this writing, is evolving, the town expects development to occur in these critically located areas of town, and that development to include a residential component. ~~Based on the town center overlay zoning regulations, a “Tiverton Town Center” mixed use development could occur in a Highway Commercial area between Souza Road and Route 24. This would include 50 residential units, 15 of these affordable.~~ Another development, submitted as a concept plan by the developer in an R-40 District abutting Route 24 to the south, would more accurately be described as a “lifestyle center”...

The Planning Board is proposing to keep this section intact.

Section 6.8 – Affordable Housing Policies (page 97)

Original text:

Policy 8: Adopt and enforce zoning ordinance requirements to allow the development of mixed use town center and lifestyle center developments that require such developments to set aside a minimum of 30% of the housing units as affordable.

Proposed added text:

Add a new sentence at the end of this paragraph:

Developments within the Mixed Use Development District are exempt from the requirement to create affordable housing.

Element 11 – Tiverton Tomorrow

Section 11.2 – Plan Implementation: Tiverton’s Agenda for Action

5.6 (page 164)

Original text:

Support industrial and commercial uses that result in net tax revenue and are compatible with the small town and rural character of the town.

Proposed amended text:

Support industrial and commercial uses that result in net tax revenue and are architecturally compatible with the ~~small town and rural character of the town~~ with the surrounding area.

6.8 (page 165)

Original text:

Adopt zoning ordinance requirements to allow the development of mixed-use town center and lifestyle center developments that require a minimum of 30% affordable housing units.

Proposed added text:

Add a new sentence at the end of this paragraph:

Developments within the Mixed Use Development District are exempt from the requirement to create affordable housing.